

031.A

0002

0042.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

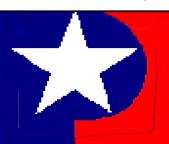
707,500 / 707,500

USE VALUE:

707,500 / 707,500

ASSESSED:

707,500 / 707,500



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
42		ALLEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TUCKER SUSAN M & MOYE LESLIE &
Owner 2:	JONES MATTHEW ALEXANDER &
Owner 3:	MOYE LAUREN ENDICOTT

Street 1: 42 ALLEN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BRILLATI SANTO/ETAL -

Owner 2: BRILLATI DEBRA ROSE -

Street 1: 44 ALLEN STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1921, having primarily Wood Shingle Exterior and 1510 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7360																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	707,500			707,500		
							317225
							GIS Ref
							GIS Ref
							Insp Date
							06/01/18

Total Card	0.000	707,500		707,500	Entered Lot Size
Total Parcel	0.000	707,500		707,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	468.54	/Parcel: 468.5

Parcel ID: 031.A-0002-0042.0

!16223!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	696,800	0	.	.	696,800	696,800	Year End Roll	12/18/2019
2019	102	FV	631,300	0	.	.	631,300	631,300	Year End Roll	1/3/2019
2018	102	FV	558,700	0	.	.	558,700	558,700	Year End Roll	12/20/2017
2017	102	FV	509,600	0	.	.	509,600	509,600	Year End Roll	1/3/2017

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRILLATI SANTO/	66349-174		11/6/2015		549,000	No	No		

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/14/2017	1513	Manual	4,400						6/1/2018	Measured	DGM	D Mann
1/11/2016	2016-31	Redo Bat	7,000	O	1/11/2016			Remove closet inst	10/7/2017	MEAS&NOTICE	HS	Hanne S
									2/17/2016	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			Master Deed 66347-73.											
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 2 - Hip				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: WHITE				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1921	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdict: G17	Fact: .			Floor: M - Multi-Level															
Const Mod:				% Own: 45.000000000															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:				1	7	3									
Sec Int Wall:		%		Economic:															
Partition: T - Typical				Special:															
Prim Floors: 3 - Hardwood				Override:															
Sec Floors:		%		Total:	4.6 %														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES											
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:				Size Adj.: 1.34536421															
Electric: 3 - Typical				Const Adj.: 0.99980003															
Insulation: 2 - Typical				Adj \$ / SQ: 396.803															
Int vs Ext: S				Other Features: 75000															
Heat Fuel: 1 - Oil				Grade Factor: 1.10															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 2				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 741590															
% Com Wall	% Sprinkled:			Depreciation: 34113															
				Depreciated Total: 707477															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 031.A-0002-0042.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					

UnSketched SubAreas:
 GLA: 1510,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	1,510	396.800	599,173						

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Net Sketched Area:	1,510			599,173						
Size Ad	1510	Gross Are	1510	FinArea	1510					

IMAGE


AssessPro Patriot Properties, Inc